**The Grove Meeting Minutes for September 19, 2023**

**Call to order**

The meeting was called to order at 7:04 on Tuesday, September 19, 2023 and in attendance were: Carol Barleycorn, Dan LaMorte, Stephen Carroll, Len Schimberg, and Rick Waid) and several Residents. A quorum was confirmed and the meeting commenced.

**Approval of August Minutes**

Rick asked if the Board had reviewed the minutes and if there were any changes that were needed. There was no discussion. Len moved to approve the minutes, Steve seconded and the minutes were approved unanimously.

**Finance Report**

Rick called for the financial report. Len reported that the balance in the operating checking account is $7699.74 and $141,881.39 in ‘Investment’ accounts for a total of $149581.13 in checking and investment accounts.  Receivables due are from 2 residents for (2 quarters) at $946.76, 3 residents for (3 quarters) at $1492.28 and the remaining residents (all current) at $4993.53 for a total of $7432.57. Included in this balance is $1800.00 due for the Special Assessments initiated by the Master Association and 1 resident in foreclosure at $1,308.64. There were $1452.59 in bills paid to our vendors (all current). Dan moved to approve the finance report, Rick seconded and the finance report was approved unanimously. Dan moved to approve the finance report, Rick seconded and the finance report was approved unanimously. Len requested that the Finance Committee meet soon to work on the 2024 budget preparation. Carol recommended that Len email the committee to find a date in October to meet. Len agreed. Dan moved to approve the finance report, Steve seconded and the finance report was approved unanimously.

**Old Business**

Rick called for the Rejuvenation Procedure Update – Rick

Rick reported that two weeks he received an invoice and that there was two hours of billings. He stated that we are 6 weeks out before we will be completed. The Law Firm will then put packages together to mail to all residents with ballots. The voting process occurs and we need to have 2/3’s of the majority in order to accept the corporate bylaws. There was discussion and Steve stated that it would be helpful to pursue our residents to act… The packets should be going out in November.

Rick tabled the discussion of ‘Board Certification’ until the October meeting since Muslima was not in attendance.

Rick called for the Yellowstone and Pond Update. Dan reported that he had met with Jose and went over the bush trimming that had been requested by a resident and that they had followed up the next week with the trimming. Dan said that the job was done poorly; they had not completed the trimming, not cleaned up thoroughly and were careless. He sent an email to Jose with a description of what needed to be done and Jose responded immediately and is scheduled to complete the work the following day and he would personally supervise.

Dan also stated that he had sent an email to the Branch Manager requesting a meeting to review and revise the current contract. He heard back from the Manager with more information on the details that are in the contract, but was not given a time to meet. He will continue to see if it is possible. In the meantime, he stated that he has begun to get quotes for a replacement landscaping company. He met with two companies already and has several appointments next week. He will present the top 3 quotes for discussion at the October meeting.

Dan also met with Jake Perrone from Aquagenix to request maintenance on the center fountain which is not working and to review both ponds recent plantings. Dan requested that Jake provide a quote for additional aquatic plants and labor for the upcoming year that he will use to submit to the Healthy Pond Collaborative. He is waiting on the quotes and confirmed that his Supervisor would be run a diagnostic on the fountain. Carol brought up her concern about the dog park close to her home where the pine needles that are getting caught in the drain, plugging the drain and causing flood water. Rick asked is anyone has a suggestion to solve this problem. Steve suggested cutting the pine tree. Rick felt that this would be expensive. Rick stated we should ask Yellowstone to remove half of the pine needle mulch. Dan said that we would communicate this to Yellowstone.

Rick called for the ARB Report and Steve reported that there was no activity.

Rick stated that there was a removal of a tree today. And he asked was anyone informed. No one responded. A resident stated that it had been going on for two days and that it was a healthy old oak tree that was not obstructing anything dangerous that was visible. The resident stated that it the tree looked to be a county protected tree. Rick asked: ‘what should we do about this’? Steve commented that our governing documents do not state that it is the ARB responsibility, but that this is a county issue. The resident stated that as a member of the community and an interested party he will inquire with the county and ask if the county had been informed. There was discussion about the rules and the breaking of rules. There was discussion about dealing with violations. Carol and Steve volunteered to sit on a committee, which will give violations to residents that are breaking rules. Tom Benoit volunteered to join the committee. A resident asked whom do you contact if you have a request for parking. Rick stated that information on parking permit requests is on the website and that the information is there.

Rick table the discussion on the Management Company Update until the October meeting since Muslima was not in attendance.

Rick called for the New Resident Application/Renter Application follow-up. Dan reported that that application and renter form are ready for use and both documents have been uploaded to the ‘important documents’ on the website. He asked if everyone received his email that included a copy of the August minutes for review and a request in the email for any additional information on renters beyond the six that he listed in the email. If there are not any additional renters, he stated that he would contact each resident requesting that they have there tenants complete the form for emergency use and to verify their understanding of the Grove rules.

**New Business**

Rick called for new business and asked Dan to report on his email to the Board regarding the tree trimming for the front and back gates. Dan said he has contacted 6 sources and had appointments in the next two weeks for quotes for trimming for the front and back entrances. He will present the three best quotes at the October meeting for discussion. If possible he suggested that the back be done within this year if the budget allows since it is the smaller of the two jobs and that the front entrance trimming be done in the January/February time frame and budgeted in that next fiscal year.

Rick referred back to the discussion of accepting ‘Electronic’ payments such as: Vemmo or Zelle. Rick stated that he would pursue a resident who is a member of another HOA for information on which bank provides this service to HOA’s.

Dan brought up having a ‘board retreat’ that would allow the board to discuss and plan for the year before the annual meeting. There was discussion and it was agreed to put this on the agenda for November.

Dan asked if everyone had reviewed the email from Muslima regarding the ‘bulletin board? There was discussion and it was concluded that Rick would speak with Pam and retrieve the key hand it over to the Secretary.

Dan recalled that when he moved into The Grove and began attending board meetings he remembered hearing the value of having a ‘Suggestion Box’ for residents to offer suggestions. And recently, he had a conversation with a resident who made some very helpful suggestions that not only informed but also educated. Dan said that he had already researched ‘suggestion boxes’ and found several that could work. There was discussion and it was decided that one ‘suggestion box’ should be purchased and it would live at the front entrance.

Dan had a conversation with Jim King regarding ‘Asphalt Sealing’ for our roadway in The Grove. Jim stated that he had been asked by Len to explore sealant options for the asphalt road in January 2022. Jim presented Len with a quote, but there was no action taken by the Board at that time. Dan received the packet that Jim prepared from Jim and would scan and send it out to all members to review and discuss at the October. Dan stated that the ‘Sealant Project’ would extend the life of the road and delay the renewal of the road for additional years before repaving. It was agreed to discuss the project in October.

Dan stated that he had contacted Alfredo Vargas to attend to the lights that were not operating and that we would need to hire a handyman to repair the ‘Bulletin Board’ and install the ‘Suggestion Box’. There was discussion and three residents were suggested to approach. Dan said that he would do this immediately.

Dan stated that the fishing signs had been placed on Pond #2.

**Adjournment**

Rick asked if there was any additional business to discuss. There was none.

Dan moved to adjourn and Carol seconded and it was approved unanimously.